



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

Code Compliance Report

December 19, 2011

RICHARD J AYD JR C/O CATHOLIC CHARITIES
438 MAIN ST ROOM 200
ST PAUL MN 55102

Re: 1698 Lafond Ave
File#: 11 011592 VB2

Dear Property Owner:

The following is the Code Compliance report you requested on November 21, 2011.

Please be advised that this report is accurate and correct as of the date December 19, 2011. All deficiencies identified by the City after this date must also be corrected and all codes and ordinances must be complied with. This report is valid for 365 days from December 19, 2011. This report may be used in lieu of a Truth in Housing Report required in St Paul Legislative Code 189. This building must be properly secured and the property maintained at all times.

In order to sell or reoccupy this property the following deficiencies must be corrected:

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Install handrails (34 inches - 38 inches above each nosing) and guardrails (36 inch minimum) at all stairways, and return hand rail ends into a newel post or wall per attachment.
- Provide complete storms and screens, in good repair for all door and window openings.
- Exit doors shall be capable of being opened from the inside, easily and without the use of a key. Remove all surface bolts.
- Weather seal exterior doors, threshold and weather-stripping.
- Repair walls, ceiling and floors throughout, as necessary.
- Prepare and paint interior and exterior as necessary. Observe necessary abatement procedures (EPA, MPCA and St. Paul Legislative Code, Chapter 34 for additional information) if lead base paint is present.
- Air-seal and insulate attic/access door.
- Install Smoke Detectors/Carbon Monoxide Detectors per MN Conservation Code and the MN Dept. of Labor and Industry: Install per code where feasible.
- Provide major clean-up of premises.
- Repair siding, soffit, fascia, trim, etc. as necessary.

Re: 1698 Lafond Ave
December 19, 2011
Page 2

BUILDING **Inspector: Jim Seeger** **Phone: 651-266-9046**

- Provide proper drainage around house to direct water away from foundation of house.
- Provide proper drainage around house to direct water away from foundation of garage.
- Install downspouts and a complete gutter system and/or repair system as needed.
- Install rain leaders to direct drainage away from foundation.
- Replace garage roof covering
- Review all applicable codes & policies when replacing windows including egress windows for sleeping rooms.
- Remove trees which are against foundation of home and garage.
- Openings in stair risers must be less than 4 inches.
- Grade must drain away from foundation of dwelling. Maintain 6 inch clearance between wood and soil.
- Install handrail, guardrails and riser boards to code on basement stairs.
- Insure rodents are exterminated.
- Repair front porch foundation and raise up porch to re-level and stabilize.
- Replace garage siding at grade, need to have 6 inch clearance from wood to grade and slope grading away from foundation of garage.
- Install 1 hour fire rated wall assembly at east wall of garage.
- A building permit is required to correct the above deficiencies.

ELECTRICAL **Inspector: Dan Moynihan** **Phone: 651-266-9036**

- Close opening in junction box with knock out seals under basement stairs.
- Ground bathroom light in first floor bathroom
- Remove all cord wiring
- Check all outlets for proper polarity and verify ground on 3-prong outlets. Accessibility difficult at time of inspection.
- Properly wire exterior light at back door up high.
- Circuit 1 and 2 part of multi wire circuit, cannot be on same phase. Rewire to NEC 2011.
- Remove or rewire doorbell transformer by basement stairs, exposed line voltage wiring.
- Insure 3 receptacles in kitchen per SPLC Sec. 34.14 (2) (c)
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All buildings on the property must meet the St. Paul Property Maintenance Code (Bulletin 80-1).
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Heater - No gas shut off or gas piping incorrect (IFGC 402.1)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)

Re: 1698 Lafond Ave
December 19, 2011
Page 3

PLUMBING **Inspector: Rick Jacobs** **Phone: 651-266-9054**

- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Laundry Tub - unvented (MPC 0200 E)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - faucet incorrect air gap.
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (IFGC 411 1.3.3)
- First Floor - Lavatory - waste incorrect (MPC 2300)
- First Floor - Toilet Facilities - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- First Floor - Toilet Facilities - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide a vacuum breaker for the handheld shower (MPC 2000 B)
- First Floor - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- First Floor - Tub and Shower - incorrectly vented (MPC 2500)
- Obtain plumbing permits prior to commencement of work.

HEATING **Inspector: Kevin Chapdelaine** **Phone: 651-266-9042**

- Clean and Orsat test furnace burner. Check all controls for proper operation. Check furnace heat exchanger for leaks; provide documentation from a licensed contractor that the heating unit is safe.
- Vent clothes dryer to code.
- All supply and return ducts for warm air heating system must be clean before final approval for occupancy. Provide access for inspection of inside of ducts or provide documentation from a licensed duct-cleaning contractor that the duct system has been cleaned.
- Repair and/or replace heating registers as necessary.
- A ventilation mechanical permit is required for the above work.

ZONING

1. This property is in a(n) R4 zoning district.
2. This property was inspected as a Single Family Dwelling.

Notes:

- See attachment for permit requirements and appeals procedure.
- Most of the roof covering could not be inspected from grade. Recommend this be done before rehabilitation is attempted.
- There was considerable storage/clutter within property at the time of the inspection. Property is to meet appropriate Codes when complete.
- Interior of garage full of materials. Repair interior and exterior per applicable codes.

Re: 1698 Lafond Ave
December 19, 2011
Page 4

This is a registered vacant building. In order to sell or reoccupy this building, all deficiencies listed on this code compliance report must be corrected in accordance with the Minimum Housing Standards of the St. Paul Legislative Code (Chapter 34) and all required permits must receive final approval within six (6) months of the date of this report. One (1) six-month time extension may be requested by the owner and will be considered if it can be shown that the code compliance work is proceeding and is more than fifty (50) percent complete in accordance with Legislative Code Section 33.03(f).

You may file an appeal to this notice by contacting the City Clerk's Office at 651-266-8688. Any appeal must be made in writing within 10 days of this notice. (You must submit a copy of this notice when you appeal, and pay a filing fee.)

If you have any questions regarding this inspection report, please contact Jim Seeger between 7:30 - 9:00 AM at 651-266-9046 or leave a voice mail message.

Sincerely,

James L. Seeger
Code Compliance Officer
Department of Safety and Inspections
City of Saint Paul
375 Jackson Street, Suite 220
Saint Paul MN 55101
Phone: 651-266-9046
Email: james.seeger@ci.stpaul.mn.us

JLS:ml
Attachments